

Chelmsford Local Development Framework
Development Plan Document Examination

Independent Inspector: Ian Broyd, MRICS Dip TP

Core Strategy & Development Control Policies

Tuesday 11 September, 10.00am

Session 1 - Procedural, Conformity, Vision & Objectives of the Core Strategy
[mainly Soundness Tests 3 -9]

AGENDA

1. Introductions – see Appendix 1
2. Preliminaries:
 - i) Evidence base-front loading – whether significant changes to evidence base have been introduced since submission (Tests 4B, 7 and 9).
 - ii) Regulation 32 consultation.
3. Procedural -Test 1- Accord with Local Development Scheme
 - i) Only 1 representation under this test (DC37-Bellway Homes) (no discussion - to be dealt with at Session 11)
4. Procedural -Test 2 – accord with SCI /Regulations
 - i) SCI, whether consultation process was flawed; PC Plan, absence of detail of N Chelmsford neighbourhoods
5. Procedural Test 3 - subject to SA
 - i) Whether the SA is flawed; whether it failed to anticipate all development scenarios; whether it should have included the additional 2000 dwellings recommended by the SofS; what are the implications of not doing so? whether SEA assessed the implication of planning gain.;
6. Procedural – Test 3 – Other
 - i) Whether the Council has sufficiently explained the logic in its progression to its Preferred Options (Paragraph 15.1 of CD/CFD/014 and BC's response-see paragraphs 3.5 to 3.16 of Background Topic Paper BD/CFD/089-Borough Wide Spatial Strategy. (Test 7 coherence/consistency)
 - ii) Whether the options pursued by the Council are too site specific.

7. Conformity Test 4-regard to other plans of the area or adjacent area; consistent with national policy. & RSS
 - i) Affect on plans of adjacent areas (Braintree);
 - ii) Compliance with PPS3 and RSS (+2000 dwellings and share of 42000 jobs)
8. Consistency Test 6-strategy/policies are coherent and consistent
 - i) Consistency between spatial strategy and evidence on landscape and historical environment; CP9-whether release of greenfield land should impact on natural environment
9. Any other matters (that are not to be covered in greater detail in later sessions).

Appendix 1

Introductions

Chelmsford Borough Council (CBC) –
Mr Andy Stevens Knight Developments Ltd,
Mr Martin Carpenter Bovis Homes Ltd,
Mr Lee Melin Barratt Eastern Counties,
Mrs E J Burgess Chelmer Valley Association,
Mr Paul Cronk The Home Builders Federation (Eastern and Midlands Regions),
Mr Lawrence Foley
Mr M. Howarth Little Waltham Parish Council,
Mr Andrew Martin Countryside Properties,
Mr Philip Smith Wickford Development Co Ltd,
Ms Gabrielle Rowan Persimmon Homes (Essex) LTD and Taylor Wimpey Developments
Mr Robin Shepherd CgMs Ltd, Redrow
Mr Michael Gallimore The Prudential Assurance Company Limited (PRUPIM)
Mr Neil Osborn Kier Residential Ltd
Mr Jonathan Chaplin
Mr Graham Warriner, Standard Life Investments and The Chelmsford Meadows Limited
Partnership
Mr Michael Marriage, Chelmsford North Action Group

To Observe:

Mrs Payne & Mark Hendy

Relevant background papers

Documents to be referred to are likely to be wide ranging - see the Borough Council's Reference Document List

Further Written Representations:

Mark Hendy, Pelham & Higgins Homes, WR/S1/6 & WR/S1/7
Turley Associates, Bermac Estates & Frogmore Developments, WR/S1/9,
DMH Stallard, Persimmon Homes, WR/S1/14
Andrew Martin Associates, Retirement Villages Ltd, WR/S1/11